

Great Somerford Parish (incorporating Startley) Neighbourhood Plan

Six weeks statutory community consultation

The six-week consultation starts on Monday 6th July. A copy of the plan will be available in the church and on the Great Somerford website (www.greatsomerford.info) from 6th July onwards. Also members of the Steering Group will be available in the community room at the Walter Powell School to answer any questions you may have on the following dates:

- Monday 13th July 7pm to 9pm
- Saturday 18th July 10am to noon
- Monday 20th July 7pm to 9pm
- Saturday 25th July 10am to noon

Hard copies of the plan will be available in the community room on the above dates or you should contact a member of the steering group (contact details below).

The six-week consultation period ends on Sunday 16th August. This will be followed by a six-week consultation by Wiltshire Council, an independent examiner will then review the plan and finally a village referendum will be held.

I am sorry that the completion of the Neighbourhood Plan has been delayed for several months, caused by an issue beyond our control. The Department of Communities and Local Government issued new Planning Policy Guidance (PPG) in March raising the threshold for affordable housing contributions to 10. The Wiltshire policy, adopted Jan.2015 was that any new development of five or more houses required 40% to be affordable; this has now been relaxed to 10 or more houses. However, having reviewed the Wiltshire Council Housing Needs Survey and following discussions with Wiltshire Council staff, it was agreed that there would be a future demand for an additional 12 affordable houses in the village. So the NP steering group agreed with the landowners of NP2 (Dauntsey Road) & 5(Behind Old Police House) that they would offer their sites with the original criterion of 5 or more houses requiring 40% affordable. In addition, the steering group recommends that on site NP4 (adj.existing Brook Farm site) percentage of affordable houses should be the same as the original planning permission. This would provide a further 2 affordable dwellings.

It is important that I explain the position regarding Broadfield Farm as Gleeson Strategic Land wrote to the NP steering group on 22nd April requesting a meeting. They were asked for further details of their development proposals; to date nothing has been received. In mid 2014, a member of the steering group approached one of the owners of Broadfield Farm as the land concerned had already been registered with North Wilts District Council as having potential for development (SHLAA). No proposals have ever been submitted by the owner.

Wiltshire Council Core Strategy emphasises the importance of encouraging and enhancing local employment to maintain the sustainability of the village and immediate

communities. The NP can only be considered as sound if it is in conformity with the Core Strategy. The NP steering group has always been prepared to talk with landowners and, as explained above, the landowner has not approached the steering group. The steering group considered additional sites after the initial consultation and any proposals for Broadfield Farm should now be considered when the neighborhood plan is reviewed in five years time to avoid any further delays in the statutory consultation.

The steering group has agreed with landowners the following sites for development:

NP1 Seagry Road	12 dwellings, including 5 affordable
NP2 Dauntsey Road *	7 dwellings including 3 affordable
NP3 Frog Lane	2 dwellings, subject to flood mitigation for Frog Lane.
NP4 adj Brook Farm	8 dwellings, 2 affordable as set out above.
NP5 Behind Police house*	6 dwellings, including 2 affordable

*The landowners of these sites have agreed to the original number of affordable dwellings subject to priority for people with local connections.

I would encourage you to review the plan and I would appreciate you giving your feedback to members of the steering group, so that they can consider making any modifications before sending the plan to Wiltshire Council.

Sid Jevons (on behalf on the NP steering group)

30 June 2015

Contact details:

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